SOUTHEAST CENTER
CONSTRUCTION MANAGER/GENERAL CONTRACTOR (CM/GC)
REQUEST FOR PROPOSAL

Notice is hereby given that Portland Community College (“PCC” or “College”) is requesting sealed proposals from contractors with the knowledge and expertise to provide CM/GC services associated with the expansion and renovation of PCC Southeast Center located at 2305 SE 82nd and Division, Portland, OR 97216. Services include and are not limited to capital improvements, renovations, storm water and site improvements, and selected maintenance projects at the Southeast Center. This Request for Proposals (RFP) will be used to evaluate and select a qualified CM/GC for the Southeast Center Bond Construction and Renovations projects.

A mandatory pre-proposal conference will be held on December 9, 2011 starting at 9:15 A.M. The meeting location is at the OAME Center, Amelia conference room, 4134 N Vancouver Avenue, Portland, OR 97217. The attendance sign-up sheet must contain, at least, a firm representative’s signature to participate in the process thereafter and to be considered for award.

A complete description of the project, requirements, and specific conditions for this RFP is available to download from the PCC Solicitation Opportunities link: http://www.pcc.edu/purchasing. Interested proposers who are not equipped to download the document may request a copy of the RFP by contacting Avelina Gulmatico, Bond Procurement Coordinator, phone: 971-722-8416 or by sending an email request to agulmati@pcc.edu.

Sealed proposals will be received at the issuing office, Bond Procurement Office, Capitol Park Suite #260, 9700 SW Capitol Highway, Portland OR 97219. The deadline for submitting a proposal will be no later than 2:00 P.M., January 6, 2012. The office is open Monday to Friday from 8:00 A.M., thru 5:00 P.M.

The successful proposer will coordinate and manage the construction process as a member of a team with the Owner, hired Architect and other project consultants. The CM/GC firm is expected to be completely skilled in developing schedules, preparing construction estimates, performing value engineering, analyzing alternative designs, studying labor conditions, understanding construction methods and techniques, and coordinating and communicating the activities of the team throughout the design and construction phases to all members of the construction team.

It is the goal of the College to provide opportunities for smaller general contractors for portions of the construction projects on the Southeast Center. One of the primary considerations for selection of a CMCG will be the demonstrated willingness and ability of the proposer to work creatively with the College to identify projects and establish procedures to successfully engage smaller general contractors.
The budget for the work is approximately $30.2 million, inclusive of the Construction Management Fee and the Guaranteed Maximum Price (GMP). Removal and disposal of Regulated Building Material(s) will be by Owner. The specific project schedule for construction is yet to be determined, but will be a series of phased projects beginning in Spring 2012. The CM/GC shall provide the services according to the terms and conditions identified in AIA document (Appendix B), standard form of agreement between owner and Contractor.

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